

September 2, 2026

KVH Chophouse LLC
Attn: Gregory Hiser
2926 N. Tyler
Wichita, KS 67205

Re: Letter of Intent to Issue Industrial Revenue Bonds and Provide Other Incentives for Development of KVH Chophouse

Dear Mr. Hiser:

Subject to formal IRB document approval by the City Council of Bel Aire, this Letter of Intent with KVH Chophouse LLC (“KVH”) sets forth the principal elements of KVH's proposed investment in the City of Bel Aire (“City”) and the City's intent to provide the incentives outlined herein, including the issuance of Industrial Revenue Bonds pursuant to K.S.A. 12-1740 et seq.

This Letter of Intent is subject to subsequent action by the City Council and does not constitute final authorization of the bonds or incentives. Following approval of this Letter, KVH will work with the City's bond counsel and staff to prepare the necessary bond documents, notices and public hearing for final consideration by the City Council.

Unless extended by the City, this Letter of Intent will remain in effect for six months and is void if not signed and accepted by KVH within 30 days of approval by the City.

I. Industrial Revenue Bonds

At the option of KVH, the City will begin the process to authorize the issuance of taxable Industrial Revenue Bonds (“IRBs”) in an aggregate principal amount not to exceed \$2,600,000 to finance eligible costs associated with the acquisition, construction, furnishing and equipping of the KVH Chophouse project in Bel Aire, Kansas.

Following authorization, the bonds will be privately placed by KVH and/or its investors or lenders.

The City will assess an origination fee equal to 1% of the principal amount of the bonds issued, payable in ten annual installments over the ten-year abatement period. KVH will also pay the City an annual administrative fee of \$2,400 while the bonds remain outstanding.

II. Other Incentives

Subject to final approval of the IRBs and related documents, the City intends to provide the following incentives:

The City property tax exemption follows:

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	100%
Year 7	100%
Year 8	100%
Year 9	100%
Year 10	100%

A sales tax exemption on eligible materials and equipment purchased in connection with the construction and equipping of the project, as permitted by Kansas law.

III. Other Conditions

Closing of the IRBs and issuance of the bonds are subject to:

1. Negotiation and preparation of the IRB documents and compliance with applicable State law, City ordinances and policies.
2. Negotiation of the appropriate lease agreement.
3. Preparation and approval of the appropriate bond ordinance.
4. Completion of all required notices and the required public hearing.
5. Final approval of the IRBs, tax exemption and related documents by the City Council.
6. KVH providing the City and bond counsel with all ownership, financial, project and other information reasonably necessary to complete the transaction.
7. KVH agreeing to pay all costs incurred by the City in connection with processing the application and issuance of the bonds, including bond counsel and other professional expenses.
8. KVH cooperating with reasonable annual compliance procedures required by the City while the bonds remain outstanding.
9. KVH continuing to use the property for the operation of the proposed full-service restaurant throughout the term of the bonds, unless otherwise approved by the City.

IV. Assignment of Letter of Intent

This Letter of Intent is not assignable by KVH Chophouse LLC without the City's written approval.

Sincerely,

Jim Benage, Mayor

Date

Attest:

Ted Henry, City Manager

Accepted:

KVH Chophouse LLC

Greg Hiser, Owner

Date